

DATE: September 27, 2007

TO: CVRC Board Directors

VIA: David R. Garcia, Chief Executive Officer *[Signature]*

FROM: Ann Hix, Acting Community Development Director *[Signature]*
Eric Crockett, Redevelopment Manager *[Signature]*

SUBJECT: PRE-SUBMITTAL REVIEW FOR 248 CHURCH AVENUE

SUMMARY:

Action	Pre-Submittal Project Review: Early CVRC input to developer and staff on design aspects of development proposal. No formal action/decision.						
Developer/ Applicant	Voyage LLC						
Project Summary	Location	248 Church Avenue (Church Ave & Davidson St)					
	Site	13,856 sf / City-Owned Public Parking Lot					
	UCSP	V-1 Subdistrict					
	Project Area	Town Centre I					
	Product Type	10-Unit Residential Townhome Project					
	RAC #1	Public input received on September 6, 2007.					
CVRC Functions	Function	Project Elements				Rules & Regulations	
	Redevelopment	ENA	✓	DDA/OPA	✓	Cal. Redev. Law	✓
		Planning	GPA		CUP		General Plan
	Rezone			Variance		Zoning Code	
						UCSP	
	Design Review	DRC		UCDP	✓	Design Manual	
						Landscape Manual	
						UCSP	✓
	Environmental	Exemption		Initial Study	✓	CEQA Guidelines	✓
		ND/MND		EIR			

BACKGROUND:

The 248 Church Avenue development proposal is for ten townhomes on an approximately 13,856 square foot City-owned parcel (see Attachment 1) in the urban core. The preliminary proposal for this site is presented by Voyage, LLC ("Developer").

The Developer has requested an early review by the CVRC prior to formal submittal of an application with the City for an Urban Core Development Permit. The purpose of this pre-submittal review is to provide the Developer and project staff an opportunity to receive early technical input from CVRC Directors on the design of the project, using the Board's professional expertise and background to ensure high quality development.

Tonight's presentation is an informational item and does not require any action by the CVRC members. A thorough review of the entire project will be conducted by city staff subsequent to formal project submittal, and the project will come back to the CVRC prior to final consideration.

PROJECT DESCRIPTION:

The Site

The project at 248 Church Avenue will occupy approximately 13,856 square feet at the northwest corner of Davidson Street and Church Avenue. The site is flat, and has direct access to the alley between Church Avenue and Third Avenue. The property currently serves as a public parking lot with 34 parking spaces.

The Setting

The site is located just one block east of the Third Avenue Village – the heart of downtown Chula Vista. Future residents will be within walking distance of a growing selection of shops, restaurants and community-oriented businesses. The Chula Vista Center regional shopping mall is within a mile, as is the Civic Center which includes City Hall, the Main Library, the Police Station and other public facilities. The site is also close to regional bus lines, freeway ramps and regional bicycle routes. It lies within the V-1 (East Village) subdistrict of the Urban Core Specific Plan ("UCSP") and within the Town Centre I redevelopment project area. Objectives for the redevelopment plan for Town Centre I include the encouragement of residential units in the urban core and the reorientation of the people of Chula Vista to their downtown.

Existing Land Uses, General Plan Designation and Urban Core subdistrict designations of the subject site and adjacent properties are as follows:

	<u>Existing Land Uses</u>	<u>General Plan Designation</u>	<u>UCSP Subdistrict</u>
Site	Public Parking Lot	Mixed-Use Res.	V-1
North	Multi-family Residential	Mixed-Use Res.	V-1
East	Professional Office	Mixed-Use Res.	V-1
South	Public Parking Lot	Mixed-Use Res.	V-1
West	Commercial/Retail	Mixed-Use Res.	V-2

Additional land use information is provided in Attachment 3.

The Proposal

The proposal being presented to the CVRC (see Attachment 2) is for the construction of 10 townhomes and 16 garage parking spaces. The homes are three stories and up to 45' in height.

Massing – The primary objective of appropriate building massing is to minimize the potential impact to surrounding land uses. In this case, the proposed project is a less intense land use than the majority of its neighbors, but the design is still considerate in terms of site design and potential for noise and light impacts to the residential buildings to the north and east. The single family homes to the east have all been converted to multi-family, commercial or office uses, so any impact from the proposed project would be minimal.

Open Space – Open space is a challenge in any urban residential project. The Developer is proposing a unique solution in this case, with roof-top decks. The decks will be able to catch the prevailing breezes, possibly providing views to the San Diego Bay to the west and to the mountains to the east.

Pedestrian-Orientation – The townhomes on Church Avenue will have front doors, stoops and small landscaped areas on the street. The project is open and inviting, offering easy access with an interior drive aisle and pedestrian connections through the site to the alley. Each of the homes will be designed with the option of live/work use. These homes can be adapted to be accessible to pedestrians coming from the street or the alley.

Vehicular Access – Vehicular access is minimized, with only one curb cut on Church Avenue. With so many urban amenities within walking distance, residents should be encouraged to make fewer trips in their cars and generate less traffic.

Parking – The parking required for this project is 1.5 parking spaces per unit, plus 1 guest parking space for the ten units. The total parking spaces required for 10 units is 16, and the project will provide 16. Any additional parking needs could be met with the public parking lots to the north and to the south of the subject site.

The 34 parking spaces presently existing on site will not be replaced. The downtown parking study shows a surplus of parking in this area, and two adjacent lots (one to the north and one directly to the south) will remain.

Trash and utilities – Trash will be stored in individual containers and taken to the alley on designated pick-up days. Utilities will be individually metered for each home.

UCSP Development Standards and Design Guidelines

As noted above, this site is located within the Urban Core Specific Plan's V-1 subdistrict. Development regulations for the area limit the building height to 45 feet, with a maximum floor area ratio of 2.0 and maximum lot coverage of 90 percent. The open space requirement is 200' square feet per unit. The UCSP's Village District Design Guidelines encourages medium-density residential land use that could include live/work units, to support pedestrian-oriented activity. The guidelines also note, "New creative interpretations of traditional design variables are particularly encouraged."¹

The Developer envisions this site as a unique opportunity to create a new residential building form in Chula Vista's urban core. The location and context of this project are exciting – book-ended by a broad range of interesting architectural styles along Third Avenue and the beautiful historic homes on Del Mar Avenue. There is a lot of character in this area. The Developer is studying the various building designs through photographic surveys and walking the streets, sidewalks and paseos of Chula Vista's downtown to get a feeling for what is here, ensuring the proposed project will tie-in and complement its surroundings.

AGREEMENTS:

The Developer entered into an Exclusive Negotiating Agreement (August 2007) with the CVRC on August 23, 2007. Under the terms of that agreement, the Developer will negotiate a Disposition and Development Agreement ("DDA") with the Redevelopment Agency. The CVRC will review the DDA, making a recommendation to the Agency for final consideration.

¹ Urban Core Specific Plan, Chapter VII Design Guidelines, April 2007.

NEXT STEPS:

The Developer is looking forward to receiving input and feedback from the CVRC on the conceptual designs. Taking all the input and feedback into consideration, revisions will be made where feasible and plans submitted for City staff review and comment. The developer will return to the CVRC for the presentation of the DDA, as well as for a recommendation prior to final consideration of the project (Urban Core Development Permit).

DECISION-MAKER CONFLICT:

Staff has reviewed the property holdings of the CVRC Members and has found that a conflict exists, in that CVRC Board Member Salas has property holdings within 500 feet of the boundaries of the Church and Davidson site, which is the subject of this action.

FISCAL IMPACTS:

No formal CVRC action or decision is being taken at this time. Staff anticipates that the project will generate approximately \$30,000 per year in gross tax increment², resulting in approximately \$6,000 in Affordable Housing Set-Aside Funds, \$6,000 in pass-through revenues to schools and the County, and \$18,000 to the Redevelopment Agency for redevelopment activities (e.g., projects, public improvements, administration, debt service).

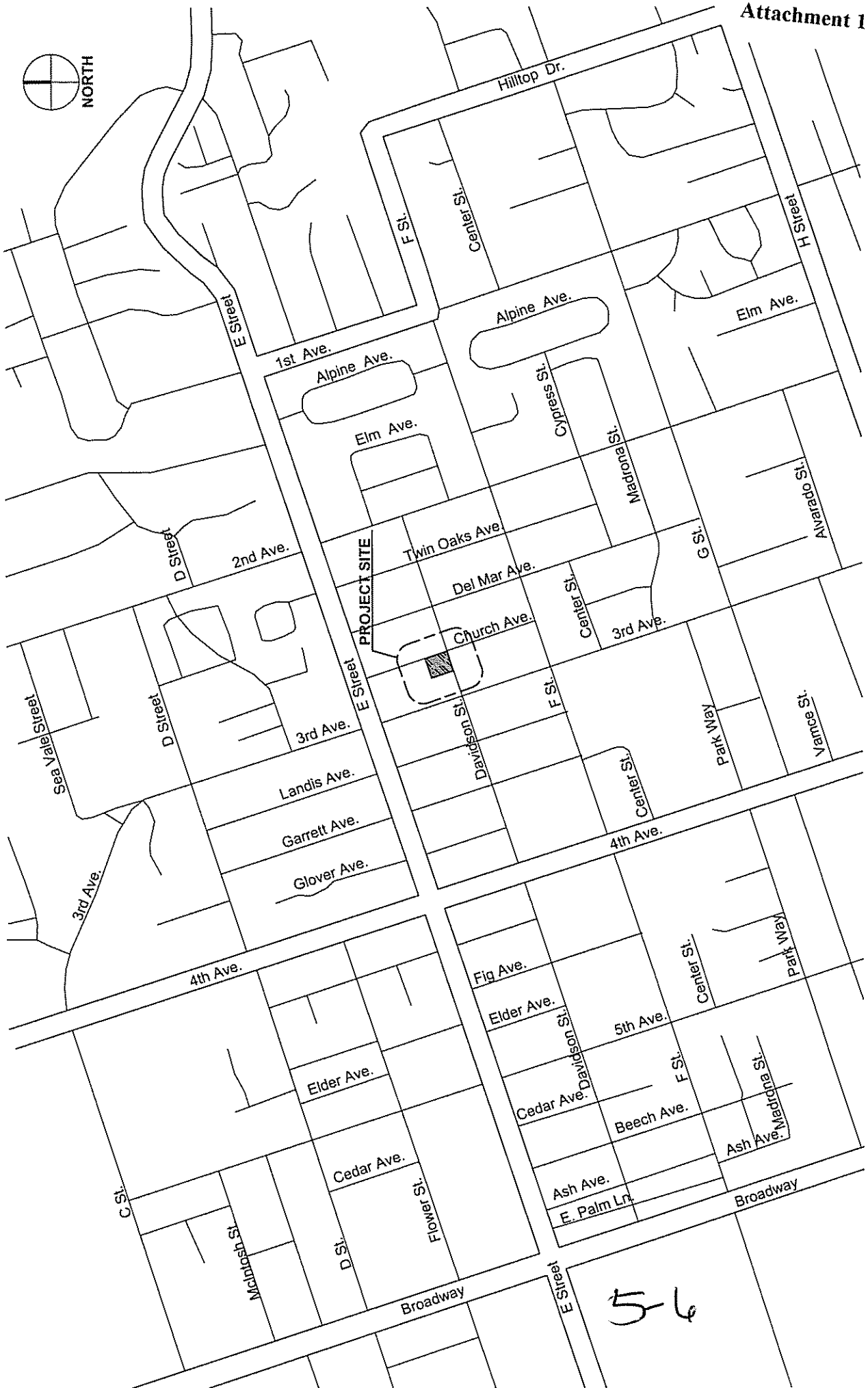
ATTACHMENTS:

Attachment 1: Locator Map
Attachment 2: Site Plan
Attachment 3: Surrounding Land Uses
Attachment 4: ENA Timeline

PREPARED BY: *Janice Kluth, Senior Community Development Specialist*

² Based on assumed property value of \$3,000,000

5-5



Office Building

Office Building

Single Family
Residence

Apartment Building

Apartment Building

Commercial

Commercial

Commercial

Commercial

Parking Lot

Davidson Street

Church Avenue

A-I-I-e-y

5-7

248 Church Avenue

Attachment 3



EXHIBIT "B"
Exclusive Negotiating Agreement Timeline

MILESTONE	DESCRIPTION
Within 30 Days of ENA Execution	
Title Report	Agency issues a Preliminary Title Report on the subject Property to the Developer.
Within 60 Days of ENA Execution	
Pre-submittal Meeting with staff	Developer coordinates with city departments on initial project submittal to address issues and objectives as preparation for RAC #1.
RAC #1	Developer presents preliminary design to the Redevelopment Advisory Committee for public input.
Within 90 Days of ENA Execution	
Full Project Submittal/Completeness Check	Developer submits full project proposal (in accordance with established guidelines in Urban Core Development Permit User Guide), based on pre-design review with staff and public input received at RAC #1.
Initial Pro Forma	Developer submits initial pro forma evaluation for the proposed development.
Project Development Schedule	Developer submits projected timeline and schedule for the construction of the proposed development.
Site Adequacy	Developer provides written determination of whether the subject Property is physically suitable for development taking into account regulatory and environmental conditions that are deemed relevant.
Within 45 Days of Full Project Submittal/Completeness Check	
RAC #2	Developer presents revised development proposal to Redevelopment Advisory Committee.
Within 90 Days of Full Project Submittal/Completeness Check	
Final Site Plans and Elevations	Developer submits final development proposal.
Final Pro Forma	Developer submits revised proforma based on any changes to development proposal.
Development Partners and Structure	Developer submits letter identifying investment partners.
Funding Partners and Structure	Developer submits letter identifying lenders and proof of ability to obtain financing.
Within 120 Days of Full Project Submittal/Completeness Check	
CVRC	Presentation (developer may participate) of final development proposal and revised Disposition and Development Agreement (DDA) for review and consideration. CVRC approves/entitles project and adopts advisory recommendations for Agency and/or Council consideration on DDA.
Within 45 Days of CVRC Hearing	
Redevelopment Agency / City Council	Presentation of DDA to Agency and/or Council for final review and consideration.

5-9